

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, OCTOBER 18, 2021**

The Regular Meeting of the Grand Haven City Council was called to order at 7:30 p.m. by Mayor Bob Monetza in the Council Chambers of City Hall.

Present: Council Members Mike Dora, Ryan Cummins, Dennis Scott, Mike Fritz, and Mayor Bob Monetza.

Absent: None.

Others Present: City Manager Patrick McGinnis, City Clerk Linda L. Browand, Assistant City Manager Ashley Latsch, Human Resources Manager Zac VanOsdol, Finance Director/Treasurer Amy Bessinger, DPS Officer Matt Padding, Community Affairs Manager Char Seise, Neighborhood Development Coordinator Rhonda Kleyn, and MSDDA Director Jeremy Swiftney.

INVOCATION/PLEDGE OF ALLEGIANCE

The invocation was given by Pastor Kurt Wenzelburger, St. John's Lutheran Church, Grand Haven, and was followed by the Pledge of Allegiance as led by Mayor Monetza.

PRESENTATIONS

WGHN Recognition

Mayor Monetza read and then presented the resolution to John Roberts, Jessie Bruce, and Mike Toth.

Mr. Roberts stated that it was a privilege to be able to continue the Central Park Tuesday Concert Series. The series was viewed as a part of the summer season.

APPROVAL OF CONSENT AND REGULAR AGENDAS

21-308 Moved by Council Member **Dora**, seconded by Council Member **Fritz**, to approve the consent and regular agendas, as presented. This motion carried unanimously.

GENERAL BUSINESS/CALL TO AUDIENCE

Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue.

Mr. Cody Arnold, 14882 Spring Lake Drive, spoke about his regarding issues Ottawa County 58th District Court. He stated he was being denied equal parenting time and rights to his son. This court and other courts across the country were operating unconstitutionally with unjust laws.

Mr. Jim Hagen, 400 Lake, was pleased to read about the discussion of rebranding the Community Center. He suggested that the BLP use space at the Community Center rather than building a new facility. He noted that lot splits did not necessarily mean affordable housing and they ruined neighborhoods.

Main Street Director Swiftney thanked everyone who supported the Chow-Down Centertown event. He requested on behalf of Grand Haven merchants to not approve the addition of more seasonal slips at the City Marina. More seasonal slips would have an adverse impact on downtown.

WORK SESSION CONTINUED

Community Center Strategic Plan

- Char Seise, Community Affairs Manager

Council Member Dora thanked Community Affairs Manager Seise and the Community Center Board for the presentation and all of the work put into it. He liked the idea of partnering with local vendors such as food, beverage, bridal shops, and staging decorations. It was welcomed news that the Community Center was trying to reduce the use of the General Fund.

Mayor Monetza agreed that marketing, outreach, and flexibility would all be good things to do. He appreciated the metrics done in the plan and thought the suggestions were a move in the right direction.

Affordable Housing Task Force Annual Report

- Rhonda Kleyn, Neighborhood Development Coordinator

Neighborhood Development Coordinator Kleyn reviewed the report included in the agenda packet which included a 2021 Progress Update.

Regular City Council Meeting
October 18, 2021
Page 3

Council Member Fritz thanked Ms. Kleyn for the report and stated he had a couple of neighbors that were looking for affordable housing. He has seen the problem first-hand.

Council Member Dora noted there was not a lot of area left in Grand Haven for affordable housing. It was nice to build affordable housing, but not at the expense of current residents.

Council Member Cummins stated that with today's prices he would not be able to purchase a home in the area now. This was not a discussion on subsidized housing. People should be able to live in the community where they work. Neighborhoods were losing families. He supported this plan.

Council Member Scott stated he had been on the task force. He was not in favor of increasing the density of Grand Haven. It was time to reevaluate what the City wanted to do.

Mayor Monetza appreciated Ms. Kleyn's commitment and passion. This was a complex problem and the City should make progress where it could. He wanted to continue to pursue solutions and noted the City needed to be flexible enough when running into any problems.

CONSENT AGENDA

21-309 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve the minutes of the Special Work Sessions and Regular Council Meeting of October 4, 2021. This motion carried unanimously.

21-310 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve the bills memo in the amount of \$1,469,381.25. This motion carried unanimously. (Attachment A)

21-311 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to recognize WGHN for preserving the Central Park Tuesday Concert Series. This motion carried unanimously. (Attachment B)

21-312 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve marina transient rates at Level "E" for Sunday through Thursday, Level "G" for Saturday and Sunday, and Rate 1 for seasonal slips. This motion carried unanimously.

PUBLIC HEARING

The mayor opened the public hearing at 8:21 p.m. concerning an amendment to the Brownfield Plan of the City of Grand Haven Brownfield Redevelopment Authority for the Robinson Landing Project.

Mayor Monetza explained that the amount of expenses had been increased so the amendment was needed.

The mayor closed the public hearing at 8:22 p.m.

21-313 Moved by Council Member **Fritz**, seconded by Council Member **Cummins**, to approve the adoption of an amended Brownfield Plan for Robinson Landing development project, located on Comstock Street, which would increase the plan duration by one year and developer reimbursement by three years. This motion carried unanimously. (Attachment C)

Finance Director/Treasurer Bessinger noted that the simple interest calculation came from the developer. She believed the increase was due to the plan being lengthened and the increase in expenses due to the change in infrastructure.

City Manager McGinnis stated he could send the calculation out to Council. He believed the numbers were accurate. He noted that if not for this investment there would not be any taxes collected on this property.

NEW BUSINESS

21-314 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to appoint Kelly Beattie to the position of City Clerk, pursuant to Section 7.2(a) of the Grand Haven City Charter. This motion carried unanimously.

21-315 Moved by Council Member **Dora**, seconded by Council Member **Cummins**, to add five additional seasonal slips to the Grand Haven Municipal Marina slip mix for the 2022 season. This motion carried unanimously.

Community Affairs Manager Seise reported that the marina had experienced an exceptional boating season this year. They were full during the weekends but not during the week. It would be beneficial to have additional seasonal slips. These slips could revert back to transient in the future.

Regular City Council Meeting

October 18, 2021

Page 5

Council Member Dora felt the City should try adding more seasonal slips to see if they would be beneficial.

Council Member Cummins hoped the marina was more financially viable and needed to find the right mix of slips.

Council Member Scott agreed that the seasonal slips would make the marina more viable. Council Member Fritz was willing to try this for a year.

Mayor Monetza acknowledged the DDA's point of view regarding the expected loss for downtown businesses. The marina had been a drain on the City's general fund and he believed the additional seasonal slips would generate more income. The City always had the option to transfer back to transient slips.

Community Affairs Manager Seise stated that many of the seasonal slip users had family and friends come visit and enjoy downtown. She was very willing to work with the downtown merchants and restaurants.

REPORTS BY CITY COUNCIL

Council Member Fritz said it was great to see the community present for the Burzurk Octoberfest. He also attended the Chow-Down Centertown. He attended the tour earlier this evening at Odd Side Ales Brewery. It was good to see the progress of this business starting in Grand Haven and expanding, even into other states. He attended the forums held for candidates and heard that the City was in dire straits. He wanted to say the City was doing very well financially. The City had extra money in the fund to be able to go out for grants – most recently for infrastructure. He urged everyone to get the facts before voting.

Council Member Cummins thanked Mr. Arnold for speaking during the Call to the Audience for community awareness. Council Member Cummins attended the League of Women Voters election forum and watched the environmental forum. He urged people to do research before voting to educate themselves. It was fascinating visiting Odd Side Ales and appreciated the tour.

Council Member Dora also attended the Odd Side Ales tour, several Boards & Commissions meetings, and the Chow-Down Centertown event. He had received several emails regarding the City's general fund. City Manager McGinnis responded that anyone could request a spreadsheet that was available with financial information.

Council Member Scott also stated that the City's general fund had not been portrayed correctly at the forums. The City was not going broke. The City's pension system did have a problem, but the

Regular City Council Meeting
October 18, 2021
Page 6

City was working on it with the direction of MERS. City employees would continue to receive a pension.

Mayor Monetza appreciated the work done by Finance Director Bessinger. The fiscal year ended better than projected. The City was blessed with good management. He attended the Burzurk Octoberfest, Centertown Chow-Down, and the Haunted Museum which were all a lot of fun. A number of ideas were exchanged at a beach safety meeting that was held with other communities. He met with Wolverine Pipeline regarding upcoming line maintenance and also attended a Planning Commission meeting. Odd Side Ales was a great success story and their tour was very enjoyable.

REPORT BY CITY MANAGER

Prosecutor Services

The Department of Public Safety had been talking about looking at what services were currently available. The plan was to go forward with a search.

ARPA – American Rescue Plan Act

He would like to see a discussion start regarding the APA and how much money was coming in and how it was to be used. Mayor Monetza and Council Member Cummins volunteered to be on the subcommittee. Finance Director/Treasurer Bessinger had already looked into the permissiveness of the Act.

Beach Nourishment

The Army Corps of Engineers was looking to conduct more outer dredging next year and had three options of where to put the dredge spoils. The spoils could be placed near the City Beach, north of the pier, or deposited out in Lake Michigan. The Corps was interested in the City's preferences but would make the final decision.

Mayor Monetza noted the last beach nourishment consisted of a lot of shells.

Waverly Vacation Public Hearing

A public hearing for the vacation of Waverly would be held on November 1. The Planning Commission will be sending the request back to Council with a positive recommendation.

Regular City Council Meeting

October 18, 2021

Page 7

Article from USA Today

Grand Haven was included in a recent “USA Today” article regarding the 10 best beach vacation ideas for families, even during autumn.

Social District

The downtown Social District kick-off was planned to start this Friday.

GENERAL BUSINESS/CALL TO AUDIENCE

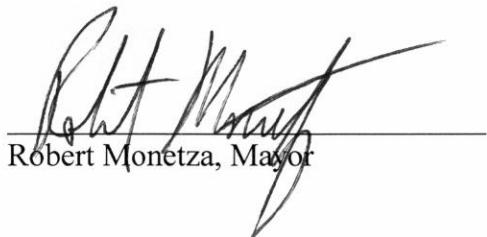
Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue.

Mr. Jeffery Miller, 1120 S. Harbor Dr., stated the BLP would be having a meeting this Thursday and may include discussion on the boilers and associated costs. It would be an excellent opportunity for Council to share their thoughts. He also noted that it would be the last meetings for Jack Smant and John Naser as their terms of office were up. Channels of communication between the BLP and the City should be kept open. The Grand Armory Brewing Company would be hosting a rally to encourage young people to vote.

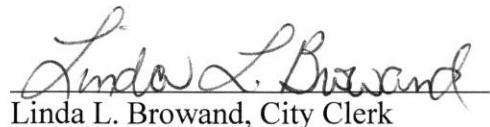
Mr. Cody Arnold, 14882 Spring Lake Drive, said he had witnessed true poverty in Haiti. The City needed to bring healthy and safe ways to bring people to the community, not just breweries.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:22 p.m.



Robert Monetza, Mayor



Linda L. Browand, City Clerk

Regular City Council Meeting
October 18, 2021
Page 8

Attachment A

To: Patrick McGinnis, City Manager
 From: Amy Bessinger, Finance Director
 CM Date: 10.18.21
 RE: Bills From Payables Warrant

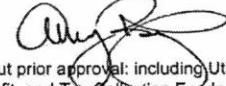
FUND NUMBER	FUND NAME	WARRANT 10.06.21	WARRANT 10.13.21	ACH WARRANT 10.13.21	CREDIT CARD WARRANT 10.13.21	TOTALS
101	General Fund	\$23,089.15	\$47,770.71	\$12,656.23	\$8,430.27	\$91,946.36
202	Major Street Fund	\$633.37	\$3,606.19	\$3,188.05	\$89.38	\$7,516.99
203	Local Street Fund	\$633.35	\$362.22	\$520.00	\$13.95	\$1,529.52
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
236	Main St Dist Dev	\$0.00	\$1,475.00	\$0.00	\$26.77	\$1,501.77
251	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
252	Brownfield Redevelopment Fund	\$31,497.42	\$0.00	\$920.42	\$0.00	\$32,417.84
253	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
254	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
255	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
256	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
257	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
258	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
275	Housing Fund	\$141.42	\$3,956.46	\$0.00	\$645.89	\$4,743.77
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$2,231.50	\$0.00	\$2,231.50
278	Community Land Trust	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
353	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
356	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
357	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
358	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360	2020 LTGO Bond - Warber Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$141.76	\$172.77	\$0.00	\$1,192.69	\$1,507.22
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$721.08	\$721.08
581	Airpark Fund	\$15,289.98	\$449.04	\$164.33	\$0.00	\$15,903.35
582	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590	City Sewer Fund	\$170,038.63	\$12,687.59	\$3,836.99	\$105.42	\$186,668.63
591	City Water Fund	\$107,759.07	\$711.84	\$350.00	\$1,302.02	\$110,122.93
594	City Marina Fund	\$109.96	\$475.00	\$0.00	\$0.00	\$584.96
661	Motorpool Fund	\$4,547.18	\$613.78	\$14,722.33	\$0.00	\$19,883.29
677	Self Insurance Fund	\$0.00	\$42,919.75	\$0.00	\$0.00	\$42,919.75
678	Retirement Health Fund	\$0.00	\$39,869.58	\$0.00	\$0.00	\$39,869.58
679	Health Benefit Fund	\$0.00	\$13.60	\$130.50	\$0.00	\$144.10
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$827,737.04	\$1,151.75	\$24,988.60	\$0.00	\$853,877.39
711	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
750	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Operations	\$5,330.97	\$22,066.17	\$13,920.78	\$182.00	\$41,499.92
800	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Operating	\$4,936.80	\$2,692.02	\$5,562.48	\$0.00	\$13,191.30
810	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$1,191,886.10	\$180,993.47	\$83,192.21	\$13,309.47	\$1,469,381.25

Tonight, City Council will be approving, subject to audit, bills for this period, totaling as follows:

\$1,469,381.25 Total Approved Bills

\$936,810.82 Minus eligible bills for release without prior approval: including Utility

\$532,570.43 Retirement, Insurance, Health Benefit, and Tax Collection Funds



Regular City Council Meeting

October 18, 2021

Page 9

Attachment B

**Resolution Recognizing WGHN
Tuesdays in the Park! Concert Series**

WHEREAS In late 2014 the support for the Central Park Tuesday Concert series had diminished and this long standing summer staple was at risk of becoming an orphan, and

WHEREAS Radio personalities John Roberts and Jesse Bruce saw opportunity where others saw trouble, and they proposed to radio station management and ownership that Grand Haven's Favorite, WGHN, adopt this orphan and breathe new life into it, and

WHEREAS In 2015, 92.1 WGHN's Tuesday's in the Park found a new home when the ten show series kicked off in Central Park on June 21, 2015, and

WHEREAS After taking a COVID break in 2020 with the rest of the world, WGHN returned to Central Park in 2021 for a sixth concert season and presented other Grand Haven Favorites Carl Webb Band, Plain Jane Glory, Natchez Trace, The Steve Rivers Band and Max and Ruth Bloomquist on consecutive Tuesdays, and

WHEREAS Several sponsors have made these shows possible, including Grand Haven Main Street, Appliance Outlet & Home, Shon Cook Law, Grand Haven Area Community Foundation, The City Farmer, First Priority, Piece A Cake and JWs Food & Spirits.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Council express deep gratitude to the following individuals who have made this concert series possible: John Robert, Jesse Bruce, Will Tieman, Wendy Hart, Mike Toth, the late and much loved Leslie Cassis-Within, Vicki Coulson, Rose Dunlop and Mary Ellen Murphy for sharing their passion for live music with the people of the City of Grand Haven.

Regular City Council Meeting
October 18, 2021
Page 10

Attachment C

CITY OF GRAND HAVEN

**RESOLUTION APPROVING AN AMENDMENT TO THE BROWNFIELD PLAN
FOR THE ROBINSON LANDING PROJECT**

LOCATED ON PARCELS #70-03-34-263-000, 70-03-34-263-001, 70-03-34-263-002, 70-03-34-263-003,
70-03-34-263-004, 70-03-34-263-005, 70-03-34-263-006, 70-03-34-263-007, 70-03-34-263-008,
70-03-34-263-009, 70-03-34-263-010, 70-03-34-263-011, 70-03-34-263-012, 70-03-34-263-013,
70-03-34-263-014, 70-03-34-263-015, 70-03-34-263-016, 70-03-34-263-017, 70-03-34-263-018,
70-03-34-263-019, 70-03-34-263-020, 70-03-34-263-021, 70-03-34-263-022, 70-03-34-263-023,
70-03-34-263-024, 70-03-34-263-025, 70-03-34-263-026, 70-03-34-263-027, 70-03-34-263-028,
70-03-34-263-029, 70-03-34-263-030 GRAND HAVEN, MICHIGAN

PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At an electronic meeting of the City Council of City of Grand Haven, Ottawa County, Michigan, on
the 18th day of October , 2021, at 7:30 p.m.

PRESENT: Council Members Dora, Cummins, Scott, Fritz, and Mayor Monetza

ABSENT: NONE

MOTION BY: Council Member Fritz

SUPPORTED BY: Council Member Cummins

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Grand Haven,
pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being
Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and
recommended for approval by the City Council a Brownfield Plan Amendment (the "Plan Amendment")
pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the City Council at
which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions
(the "Taxing Jurisdictions") which are affected by the Financing Plan about the fiscal and economic
implications of the proposed Financing Plan, and the City Council has previously provided to the Taxing
Jurisdictions a reasonable opportunity to express their views and recommendations regarding the
Financing Plan and in accordance with Sections 13 and 14 of the Act; and

WHEREAS, the City Council has made the following determinations and findings:

- A. The Plan Amendment constitutes a public purpose under the Act;
- B. The Plan Amendment meets all of the requirements for a Brownfield Plan Amendment set forth in
Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan
Amendment, is feasible and the owner and/or developer of the eligible property which is included in
the Plan Amendment shall finance all eligible activities under the Plan Amendment and the Authority
shall not issue any notes or bonds related to this Plan Amendment;
- D. The costs of the eligible activities proposed in the Plan Amendment are reasonable and necessary to
carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan Amendment is
reasonable; and

Regular City Council Meeting

October 18, 2021

Page 11

WHEREAS, as a result of its review of the Plan Amendment and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City Council desires to proceed with approval of the Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan Amendment is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

AYES: Dora, Cummins, Scott, Fritz, and Monetza

NAYES: NONE

ABSTAINED: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

CITY OF GRAND HAVEN)ss.

COUNTY OF OTTAWA)

I, the undersigned, the duly qualified and acting Clerk of the City of Grand Haven, County of Ottawa, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Grand Haven at a regular meeting held on the 18th day of October 2021, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have hereunto set my official signature, this 18th day of October 2021.


Linda, L. Browand, City Clerk

**CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN
AMENDMENT #1***

**Comstock Street Housing Development
Parcel 70-03-34-200-042
Comstock Street
Grand Haven, Michigan 49417**

City of Grand Haven Brownfield Redevelopment Authority
519 Washington Avenue
Grand Haven, Michigan 49417
Contact: Amy Bessinger
abessinger@grandhaven.org
Phone: 616-847-4893

Prepared By:
Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact: Dave Van Haaren
dave.vanhaaren@trterra.us
Phone: 517-853-2152

September 21, 2021

Brownfield Plan approved by the City of Grand Haven BRA on January 4, 2021
Brownfield Plan approved by the City of Grand Haven City Council on January 4, 2021
Amendment #1 approved by the City of Grand Haven BRA on September 7, 2021
Amendment #1 approved by the City of Grand Haven City Council on October 18, 2021

**Regular City Council Meeting
October 18, 2021
Page 13**

TABLE OF CONTENTS

1.0	PROJECT SUMMARY.....	1
2.0	INTRODUCTION AND PURPOSE	2
3.0	ELIGIBLE PROPERTY INFORMATION	4
4.0	PROPOSED REDEVELOPMENT.....	5
5.0	BROWNFIELD CONDITIONS.....	6
6.0	BROWNFIELD PLAN.....	7
6.1	Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities	7
6.2	Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions.....	9
6.3	Method of Financing Plan Costs and Description of Advances by the Municipality	11
6.4.	Maximum Amount of Note or Bonded Indebtedness	11
6.5	Duration of Brownfield Plan	11
6.6	Legal Description, Property Map, Property Characteristics and Personal Property	11
6.7	Estimates of Residents and Displacement of Families	12
6.8	Plan for Relocation of Displaced Persons	12
6.9	Provisions for Relocation Costs	12
6.10	Strategy for Compliance with Michigan's Relocation Assistance Law	12
6.11	Description of the Proposed Use of Local Brownfield Revolving Fund.....	12
6.12	Other Material that the Authority or Governing Body Considers Pertinent.....	12

FIGURES

Figure 1: Property Location Map
Figure 2: Eligible Property Boundary Map
Figure 3: Eligible Property Boundary Map with Infrastructure Improvements

TABLES

Table 1: Brownfield Eligible Activities
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Revenue Reimbursement Allocation Table

Regular City Council Meeting
October 18, 2021
Page 14

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

1.0 PROJECT SUMMARY

Project Name:	Comstock Street Housing Development / Robinson Landing (the "Project")
Developer:	Michigan Community Capital (the "Developer") 507 S. Grand Avenue Lansing, Michigan 48933 Marilyn Crowley
Property Location:	Comstock Street Grand Haven, Michigan 49417
Parcel Information:	70-03-34-200-042 and adjacent and contiguous Comstock Street right-of-way
Type of Eligible Property:	"Blighted" and "Adjacent and Contiguous"
Project Description:	A development of the 7.58-acre subject property located on the north side of Comstock Street in Grand Haven. The project includes the construction of 30 single-family, workforce housing units on the vacant parcel. The project includes the extension of utilities and roads to and within the subject property. The amendment is proposed to address an increase in costs related to the proposed utility extension. Brownfield eligible activities include EGLE pre-approved activities, site preparation, infrastructure improvement, and preparation and implementation of a Brownfield Plan.
Total Capital Investment:	Total capital investment is estimated at \$8,000,000 of which \$2,965,421 is proposed for Brownfield reimbursement to the Developer.
Duration of Plan:	The duration of this Brownfield Plan is 30 years and includes 28 years of capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for eligible activities and BRA administration of the Plan and three years of capture for deposits into the Local Brownfield Revolving Fund (LBRF).

Regular City Council Meeting
October 18, 2021
Page 15

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

Total Captured Tax Increment Revenue: \$3,502,660

Distribution of New Taxes Captured	
Developer Reimbursement*	\$2,965,421
<i>Sub-Total Developer Reimbursement</i>	\$2,965,421
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$175,133
Local Brownfield Revolving Fund (LBRF)	\$362,106
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	\$537,239
Grand Total	\$3,502,660

* including contingency and interest

Regular City Council Meeting

October 18, 2021

Page 16

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

2.0 INTRODUCTION AND PURPOSE

The City of Grand Haven Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Grand Haven City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Grand Haven, Michigan.

A Brownfield Plan for the Project was approved by the Authority and the City of Grand Haven on January 4, 2021. The Project was commenced in the spring of 2021, however, an amendment to the Brownfield Plan is proposed to address additional Brownfield costs related to the proposed utility extension. These costs are further outlined in Section 6.0. In summary, the amendment increases the duration of the Brownfield Plan by one year, increases reimbursement to the Developer by three years, and decreases the capture for the Local Brownfield Revolving Fund by two years.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

Regular City Council Meeting
October 18, 2021
Page 17

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the subject property situated on the north side of Comstock Street, just north of the Grand Haven Memorial Airpark, in Grand Haven, Ottawa County, Michigan (the "Property"). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
(No Address) Comstock Street	70-03-34-200-042	"Blighted"
Comstock Street Right-of-Way	N/A	"Adjacent and contiguous" to eligible property

The Property is surrounded by active residential property, commercial property, industrial property, and undeveloped land. The boundary of the eligible property is depicted on Figure 2 and Figure 3.

The legal description of the qualifying eligible parcel is:

W 792 FT OF S 1/2 OF S 1/2 OF NE 1/4 EXC S 264 FT,
ALSO OUTLOT "A" EXC E 6 FT. COMSTOCK SUB

The Property, including the adjacent and contiguous Comstock Street right-of-way, is considered an "eligible property" as defined by Act 381 because: (a) it is located within the City of Grand Haven, a qualified local governmental unit under MCL 125.2782(k); (b) the Property is owned and under the control of the Ottawa County Land Bank Fast Track Authority and, therefore, is "blighted" as the term is defined in Section 2(c) of Act 381; and (c) the Comstock Street right-of-way is adjacent and contiguous to the "blighted" parcel and proposed infrastructure improvements within the right-of-way are necessary to allow for the development and an increased captured taxable value of the "blighted" parcel.

Regular City Council Meeting
October 18, 2021
Page 18

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

4.0 PROPOSED REDEVELOPMENT

The project includes the construction of 30 single-family, workforce housing units on the vacant parcel. The project includes the extension of utilities within the Comstock Street right-of-way and utilities and roadwork within the parcel.

The project is anticipated to target incomes between 60-100% area median income (AMI). In Ottawa county, this income range is between \$35,160 and \$83,600 annually. The project will offer approximately half of the homes to income-restricted households earning between 60-80% AMI. These homes will be sold at a price that is affordable to buyers below 80% of the Area Median Income and will be on a 99-year ground lease with a Community Land Trust. There will be restrictions on the resale, which will ensure long-term affordability of these homes. The remaining homes will not be on a ground lease, will not have income restrictions for the buyer or resale covenants and will be sold at market rate.

The neighborhood will have a mix of homes ranging in size, to support various incomes and family sizes. Housing types will be a mix of:

- 840 square foot, one-story, two (2) bed, one (1) bath,
- 1,087 square foot, one-story, three (3) bed, two (2) bath, and
- 1,421 square foot, two-story, three (3) bed, two and a half (2.5) bath

The income certified and market rate homes are anticipate to have identical finishes that include slab on grade, wood-frame stick built construction; high quality vinyl siding, asphalt shingles, Anderson 100 widows (single hung with screen), beveled laminate counters, mid-grade cabinets, broadloom carpet in bedrooms and luxury vinyl tile throughout the rest of the home, stainless steel appliances (gas stove, dishwasher, garbage disposal, microwave, refrigerator), tile backslash in kitchen, fiberglass shower/tub, washer/dryer included.

The total anticipated investment into the development project is estimated at \$8,000,000. This housing infill project will dramatically improve the appearance of the vacant parcel. The Project will significantly increase density to the area and provide additional support to existing retail establishments in the city.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

The project is not considered a job creation project and although temporary construction jobs will be leveraged, there will be no new full-time equivalent jobs created as a result of the development.

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

5.0 BROWNFIELD CONDITIONS

Historical records indicate the subject property has been structurally undeveloped. Prior to the land bank, the parcel has been owned by the City of Grand Haven dating back to the 1970's.

Phase I and Phase II environmental site assessments (ESAs) were conducted at the subject Property in 2020 and have not revealed any environmental impact on or within the Property.

The Property, including the adjacent and contiguous Comstock Street right-of-way, is considered an "eligible property" as defined by Act 381 because: (a) it is located within the City of Grand Haven, a qualified local governmental unit under MCL 125.2782(k); (b) the Property is owned and under the control of the Ottawa County Land Bank Fast Track Authority and, therefore, is "blighted" as the term is defined in Section 2(c) of Act 381; and (c) the Comstock Street right-of-way is adjacent and contiguous to the "blighted" parcel and proposed infrastructure improvements within the right-of-way are necessary to allow for the development and an increased captured taxable value of the "blighted" parcel.

Regular City Council Meeting
October 18, 2021
Page 20

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities; site preparation activities, infrastructure improvement activities and preparation and implementation of the Brownfield Plan. Infrastructure activities include public and private water, sewer, gas and electric.

The original Brownfield Plan included routing the utility connection through the adjacent industrial park to the north. Upon approval of the Brownfield Plan, it was determined the utility easement required for this location would not be feasible as the process would add several months to the Project and several homes were under purchase agreements including delivery dates for the buyers. As an alternative solution, the Developer and City developed plans to route the connection south of Comstock Road. However, this option required significantly more cost for Site Preparation and Infrastructure Improvements to grade the site to acceptable elevations and develop adequate storm water management systems. The proposed Brownfield Plan amendment will address the increased not covered by contingency. This amendment will allow the Project to move forward while maintaining home prices consistent with the original Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). This Plan is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer or BRA

Regular City Council Meeting
October 18, 2021
Page 21

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$2,965,421. The eligible activities are summarized below:

Summary of Local-only Eligible Activities	
Eligible Activities	Cost
Environmental Activities	
EGLE Pre-Approved Activities	\$14,500
Sub-Total Environmental Activities	\$14,500
Non-Environmental Activities	
Site Preparation	\$374,087
Infrastructure Improvements	\$1,374,995
Sub-Total Non-Environmental Activities	\$1,749,081
Contingency (15%) *	\$100,00
Brownfield Plan Preparation	\$12,000
Brownfield Plan Implementation	\$15,000
Interest (5%, simple) **	\$1,074,840
Total Eligible Cost for Reimbursement	\$2,965,421

* Contingency calculation excludes costs for pre-approved activities, Brownfield Plan preparation and implementation.

** Interest is calculated annually at 5% simple interest on Developer eligible activities, except cost for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the City of Grand Haven City Council.

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The 2020 taxable value of the Property is \$0 which is the initial taxable value for this Plan.

The projected final taxable value is phased over 3 years with an estimated taxable value of \$4,018,594 in 2024. The actual taxable value will be determined by the Assessor after the development is completed.

It is projected that the BRA will capture tax increment revenues from 2022 through 2049 to reimburse the developer for eligible activity costs, from 2022 through 2051 for BRA administrative fees, and from 2049 through 2051 for deposit into the BRA's Local Brownfield Revolving Fund (LBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

Regular City Council Meeting
October 18, 2021
Page 23

*Brownfield Plan, Amendment #1
 Comstock Street Housing Development
 September 21, 2021*

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
SCHOOL OPERATING	\$203,267		\$203,267
STATE EDUCATION TAX (SET)	\$857,146		\$857,146
GHC OPERATING		\$1,425,909	\$1,425,909
GHC TRANSP		\$85,714	\$85,714
GHC MUSEUM		\$34,786	\$34,786
GHC AGING COUN		\$34,228	\$34,228
GHC COMM CENTER		\$107,614	\$107,614
LOUTIT LIB-OPER		\$137,914	\$137,914
OTTAWA ISD		\$898,654	\$898,654
COUNTY OPER		\$557,141	\$557,141
COUNTY CMH (WINTER)		\$42,114	\$42,114
COUNTY ROADS (WINTER)		\$70,214	\$70,214
COUNTY E-911 (WINTER)		\$61,786	\$61,786
COUNTY PARKS (WINTER)		\$46,586	\$46,586
GHC DEBT INFRA	\$107,143		\$107,143
GHC INFRA DEBT08	\$142,858		\$142,858
GHC INFRA DEBT15	\$128,572		\$128,572
GH SCHOOL DEBT	\$600,002		\$600,002
LOUTIT LIB-DEBT (WINTER)	\$16,429		\$16,429
Total	\$2,055,417 (37.0)	\$3,502,660 (63.0%)	\$5,558,077

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the City Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

Regular City Council Meeting
October 18, 2021
Page 24

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan is projected to be 30 years total tax capture after the first year of tax capture anticipated as 2022. The duration of the Plan includes 28 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and 3 years of TIR capture for deposit into the BRA's LBRF.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

6.6 Legal Description, Property Map, Property Characteristics and Personal Property

The legal description of the eligible Property is:

W 792 FT OF S 1/2 OF S 1/2 OF NE 1/4 EXC S 264 FT,
ALSO OUTLOT "A" EXC E 6 FT. COMSTOCK SUB

*Brownfield Plan, Amendment #1
Comstock Street Housing Development
September 21, 2021*

The general Property location and boundary is described in Section 3.0 and depicted on Figures 2 and 3 comprise the eligible property.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

6.9 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

6.10 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the City, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Eligible Property Boundary Map with Infrastructure Improvements

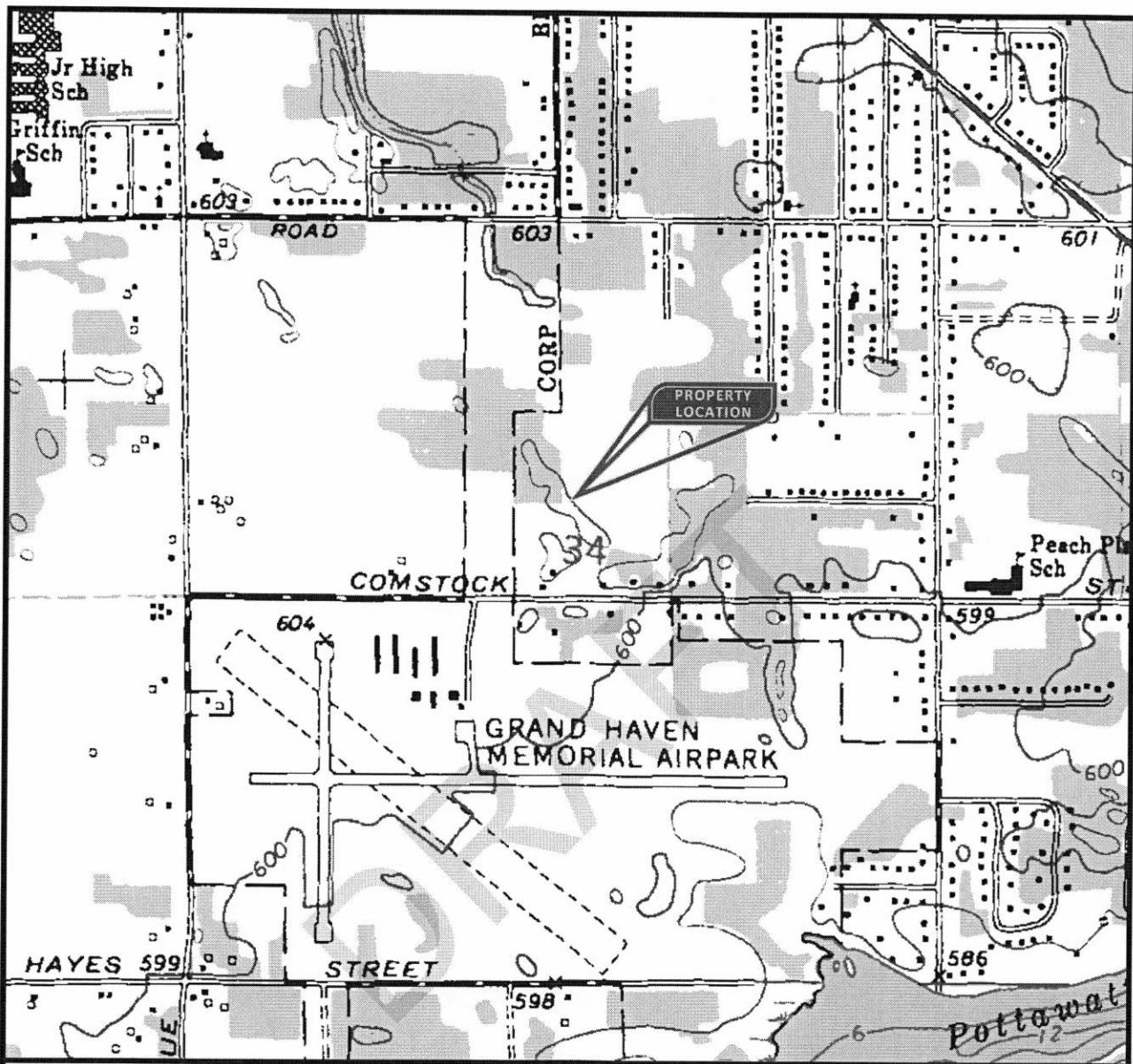


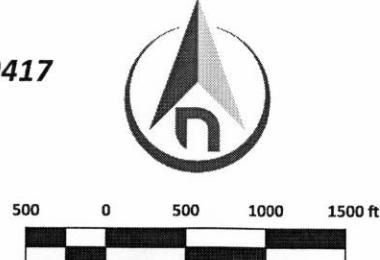
FIGURE 1
PROPERTY LOCATION

COMSTOCK STREET PARCEL
GRAND HAVEN, MICHIGAN 49417

OTTAWA COUNTY
T8N, R16W, SECTION 34

PROJECT NUMBER: 20-2473

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG



1:12000

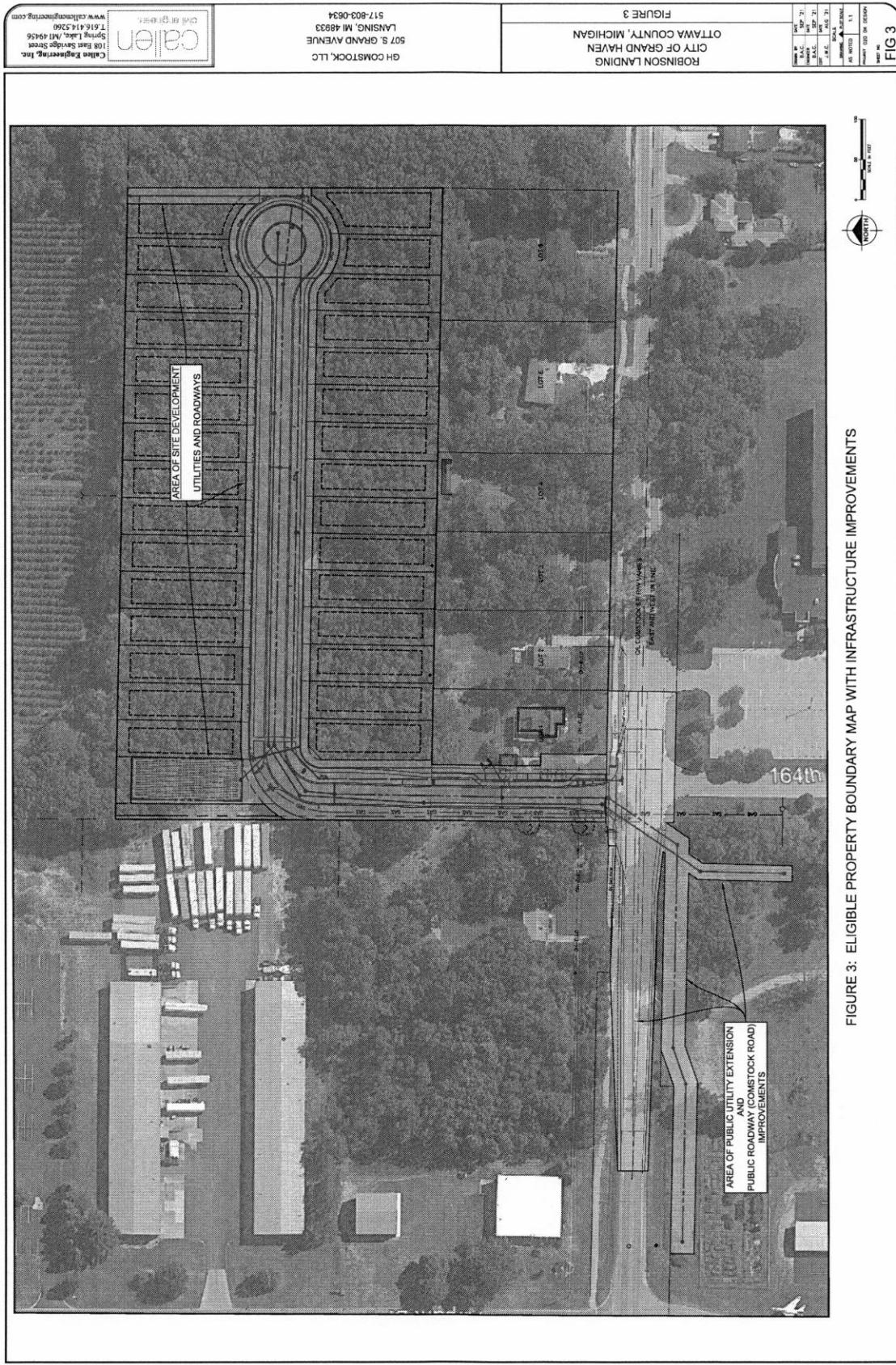


TRI TERRA

Regular City Council Meeting
October 18, 2021
Page 28



Regular City Council Meeting
October 18, 2021
Page 29



TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Regular City Council Meeting
 October 18, 2021
 Page 31

Table 1
 Brownfield Eligible Activities
 Comstock Street Housing Development
 Parcel 70-03-34-106-042
 Grand Haven, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION			ENTITY ALLOCATION CITY OF GRAND HAVEN
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCALLY ONLY ACTIVITIES	
EGLE ELIGIBLE ACTIVITIES								
Pre-Approved Activities								
Phase I Environmental Site Assessments	1	LS	\$ 2,500	\$ 2,500			\$ 2,500	\$ 2,500
Phase II Environmental Site Assessments	1	LS	\$ 12,000	\$ 12,000			\$ 12,000	\$ 12,000
MSF ELIGIBLE ACTIVITIES								
Site Preparation								
Geotechnical engineering	1	LS	\$ 5,020	\$ 5,020			\$ 5,020	\$ 5,020
Clearing and grubbing	1,00	LS	\$ 17,200	\$ 17,200			\$ 17,200	\$ 17,200
Land Balancing, mass grading, cutting & filling	1	LS	\$ 318,315	\$ 318,315			\$ 318,315	\$ 318,315
Site Preparation - Soft Costs - Construction Management	1	LS	\$ 33,552	\$ 33,552			\$ 33,552	\$ 33,552
Subtotal of Site Preparation Activities			\$ 394,687	\$ 394,687			\$ 394,687	\$ 394,687
Infrastructure Improvements								
City Utility Extension (publicly owned) - design, bidding, project management, oversight, testing, reporting	1	LS	\$ 97,850	\$ 97,850			\$ 97,850	\$ 97,850
City Utility Extension (publicly owned) - installation	1	LS	\$ 217,673	\$ 217,673			\$ 217,673	\$ 217,673
Utilities - gas and electric	1	LS	\$ 50,000	\$ 50,000			\$ 50,000	\$ 50,000
Site Development - publicly owned utilities - WATER MAINS	1	LS	\$ 173,024	\$ 173,024			\$ 173,024	\$ 173,024
Site Development - publicly owned utilities - SANITARY SEWER	1	LS	\$ 123,940	\$ 123,940			\$ 123,940	\$ 123,940
Site Development - publicly owned utilities - STORM SEWER	1	LS	\$ 256,090	\$ 256,090			\$ 256,090	\$ 256,090
Site Development - roads on site	1	LS	\$ 138,762	\$ 138,762			\$ 138,762	\$ 138,762
Entrances, curbs, gutters, sidewalks in public ROW	1	LS	\$ 71,215	\$ 71,215			\$ 71,215	\$ 71,215
Testing - Road	1	LS	\$ 22,360	\$ 22,360			\$ 22,360	\$ 22,360
Lighting in Right-of-Way	1	LS	\$ 22,555	\$ 22,555			\$ 22,555	\$ 22,555
Landscape in Right-of-Way including Street Trees	1	LS	\$ 65,210	\$ 65,210			\$ 65,210	\$ 65,210
Infrastructure Improvements - Soft Costs	1	LS	\$ 96,316	\$ 96,316			\$ 96,316	\$ 96,316
Subtotal Infrastructure Improvement Activities			\$ 1,374,695	\$ 1,374,695			\$ 1,374,695	\$ 1,374,695
MSF ELIGIBLE ACTIVITIES SUB-TOTAL			\$ 1,749,081	\$ 1,749,081			\$ 1,749,081	\$ 1,749,081
Contingency								
Brownfield & Act 383 Work Plan Preparation	1	LS	\$ 100,000	\$ 100,000			\$ 100,000	\$ 100,000
Brownfield & Act 383 Work Plan Implementation	1	LS	\$ 12,000	\$ 12,000			\$ 12,000	\$ 12,000
Interest (5%, simple)	1	LS	\$ 15,000	\$ 15,000			\$ 15,000	\$ 15,000
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:			\$ 1,074,840	\$ 1,074,840			\$ 1,074,840	\$ 1,074,840
State Brownfield Revolving Fund								
BIA Administrative Fees								
Local Brownfield Revolving Fund (LBRF)			\$ 362,106	\$ 362,106			\$ 362,106	\$ 362,106
GRAND TOTAL:			\$ 3,502,660	\$ 3,502,660				

NOTES:

These costs and revenue projections should be considered approximate estimates based on projected conditions and available information.
 It cannot be guaranteed that the cost and revenue projections will not vary from the estimate.
 Costs for the Phase I EIA, Phase II EIA, Brownfield Plan and Act 383 Work Plan preparation will be reimbursed and incurred from existing city funds.

**Regular City Council Meeting
October 18, 2021
Page 32**

Table 2
Recent Ravenula Capture Estimates
at Street Housing Development
Parcel 70-03-34-200-0042
Grand Haven, MI

NOTE: The Brownfield Plan includes the capture of 200 million revenue from available local tax levy.

THE INTRUDER **Residential School** (Operating village) is based on 50% of residential lots are not subject to the Platonic revenue: Encroachment [P1].

**Regular City Council Meeting
October 18, 2021
Page 33**

Table 2
X increment Revenue Capture Estimates
Comstock Street Housing Development
Parcel 70-03-34-200-04-2
Grand Haven, MI

NOTE: This Broadfield Plan includes the capture of an additional revenue from private lots but not public.

**Regular City Council Meeting
October 18, 2021
Page 34**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
Comstock Street Housing Development
Parcel 70-03-341-200-04-02
Grand Haven, MI

Financials & Project Summary											
Capitalized (C) Revolving (R)		Project Details		Local & International Local Taxes		Local & International Taxes		Total		Administrative Fees & Team Funds	
Date		Estimated Total Years of Plan		\$ 2,500,421		\$ 2,500,421		\$ 151,333		\$ 361,116	
Loc 1		Estimated Total Years of Plan		\$ 2,500,421		\$ 2,500,421		\$ 151,333		\$ 361,116	
TOTAL											
EOL											
KOF											
Annualized Revenue (A)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
2034		2035		2036		2037		2038		2039	
2030		2031		2032		2033		2034		2035	
Annualized Expenses (B)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
2034		2035		2036		2037		2038		2039	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											
2022		2023		2024		2025		2026		2027	
1		2		3		4		5		6	
2028		2029		2030		2031		2032		2033	
7		8		9		10		11		12	
Annualized Net Income (C)											

**Regular City Council Meeting
October 18, 2021
Page 35**

**Table 5
Increment Revenue Reimbursement Allocation Table
Carmack Street Housing Development***
Parcel 70-03-34-200-0472
Grandview, MI